

(R-89-2658)

RESOLUTION NUMBER R- 274097

ADOPTED ON JUL 25 1989

WHEREAS, on January 13, 1988, the California Coastal Commission certified The City of San Diego North City Local Coastal Program (LCP) Land Use Plan as resubmitted, and the Local Coastal Program Implementation Plan, with suggested modifications; and

WHEREAS, on April 5, 1988, the Council of The City of San Diego accepted the California Coastal Commission's certification of the City's Local Coastal Program, with suggested modifications; and

WHEREAS, the Land Use Amendments to the North City West Community Plan, the Neighborhood 4, 5, and 6 Precise Plan and the amendments to the North City West Planned District Ordinance constitute an amendment to the North City segment of the Local Coastal Program Land Use and Implementation Plans; and

WHEREAS, the City Council, hearing all public testimony, has reviewed the proposed amendment to the Local Coastal Program required by the Land Use Amendments to the North City West Community Plan, the Neighborhood 4, 5, and 6 Precise Plan, and the amendments to the North City West Planned District Ordinance;
NOW, THEREFORE,

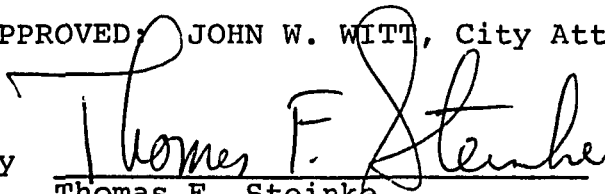
BE IT RESOLVED, by the Council of The City of San Diego, that it hereby approves an amendment to the North City segment of the

Local Coastal Program Land Use and Implementation Plans for the City of San Diego regarding the North City West Community Plan, as shown in Planning Department Report Nos. 87-633 and 88-430, appended hereto as Exhibits A and B, required by the North City West Community Plan amendment, Neighborhood 4, 5, and 6 Precise Plan amendments and the North City West Planned District Ordinance amendments.

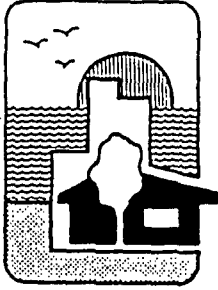
BE IT FURTHER RESOLVED, that the Planning Director is authorized and directed to transmit this Local Coastal Program Amendment to the California Coastal Commission for its final and effective certification.

BE IT FURTHER RESOLVED, that this amendment to the North City segment of the Local Coastal Program Land Use and Implementation Plans is not authorized to be implemented until such time as the California Coastal Commission has unconditionally certified the amendment as an amendment to The City of San Diego's Local Coastal Program.

APPROVED: JOHN W. WITT, City Attorney

By 
Thomas F. Steinke
Deputy City Attorney

TFS:ps
07/19/89
Or.Dept:Plan.
R-89-2658
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CITY PLANNING DEPARTMENT
REPORT

To The Honorable Mayor and City Council • City of San Diego

DATE ISSUED: March 11, 1988

REPORT NO. 87-633

ATTENTION: City Council, Agenda of March 22, 1988.

SUBJECT: 1. LAND USE AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, THE NORTH CITY WEST COMMUNITY PLAN, AND THE NEIGHBORHOOD 4, 5 AND 6 PRECISE PLAN;
2. AMENDMENT TO THE NORTH CITY WEST PLANNED DISTRICT ORDINANCE TO ADOPT REVISED ZONING.

DESCRIPTION: Neighborhoods 4, 5 and 6 consist of an 822-acre tract of land in Carmel Valley planned for residential, institutional, office, commercial and industrial development. The plan area is located on the north side of Carmel Valley Road, between El Camino Real and a point about 4,300 feet east of Shaw Valley Road, which is the eastern edge of the North City West Community Planning area (Attachment No. 1).

OWNER: The Baldwin Company, A-440 Enterprises, Roman Catholic Bishop of San Diego and Joseph Oliver.

APPLICANT: The Baldwin Company

SUMMARY:

Issue - Are the proposed amendments consistent with goals and objectives of the Progress Guide and General Plan, the North City West Community Plan and Planned District Ordinance and the Neighborhoods 4, 5 and 6 Precise Plan?

Planning Commission Recommendation - On November 12, 1987, the Planning Commission recommended approval of the applications, by a 6-0 vote.

Department Recommendation -

1. APPROVE the General Plan, North City West Community Plan and the Precise Plan Amendment for the street realignment and modified land use in Neighborhoods 5 and 6;

EXHIBIT A

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2. APPROVE the North City West Planned District Ordinance amendment to rezone the subject properties; and
3. CERTIFY Environmental Impact Report Nos. 86-0875, 87-0228 and 87-0769 and adopt Findings and a Statement of Overriding Considerations for the unmitigated impacts.

Community Planning Group Recommendation - On October 13, 1987, the North City West Community Planning Board voted 12-0 to approve the proposed land use and zoning changes changes to the Neighborhood 6 Precise Plan.

On November 10, 1987, the North City West Community Planning Board voted 12-0 to approve the Precise Plan amendment for Development Unit 5 in North City West and the related General Plan, Community Plan and Planned District Ordinance amendments to implement the changes, subject to conditions (Attachment No. 2).

Fiscal Impact ÷ None with this action.

Environmental Impact - A separate environmental impact analysis was submitted for the tentative map and development permit in Neighborhood 5 (87-0769), the tentative map and development permit in Neighborhood 6 (87-0228) and for the General Plan, Community Plan, Precise Plan and Planned District Ordinance Amendments (86-0875). This information has been combined into a single environmental impact report. The project will result in cumulative unmitigated impacts and will require the adoption of Findings and a Statement of Overriding Considerations.

BACKGROUND:

The application proposes land use and zoning changes within Neighborhood Units 5 and 6 of the Precise Plan for Neighborhoods 4, 5 and 6 in North City West. Neighborhoods 4, 5 and 6 were adopted as a single precise plan in 1982.

The Neighborhood 4, 5 and 6 Precise Plan area totals 822 acres and extends along the north side of Carmel Valley Road from El Camino Real on the west to the east boundary of the community (Attachment No. 1).

No amendments to Neighborhood 4 are proposed. The 338-acre Neighborhood 4 is located at the east end of the precise plan area and is approved for development with 1,004 detached single-family houses, a neighborhood public park and an elementary school (Attachment No. 3). The Neighborhood 4 plan area is undeveloped at this time.

ANALYSIS:

Neighborhood 5

Neighborhood 5 is the central neighborhood within the precise plan area. With a total of 243 acres, Neighborhood 5 is approved for development with

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1,015 dwelling units (589 detached single-family dwellings, 426 duplex residences), an elementary school and a neighborhood public park. A 150-foot-wide San Diego Gas and Electric Company easement, which will also serve as an open space corridor, divides the Neighborhood 5 area into an east half and a west half (Attachment No. 4).

The west half of Neighborhood 5 is developed. Seventy of the authorized 753 dwelling units in the western portion of Neighborhood 5 have not been utilized, as some of the designated duplex area has been developed with lower density, single-family detached dwellings. The east half of the neighborhood is vacant, except for a restaurant and a cemetery. The adopted precise plan recommends that the restaurant be phased out and the cemetery relocated to accommodate single-family residential development.

The east portion of Neighborhood 5 would be amended by revising the dwelling unit mixture and adding three institutional uses. The amendment would replace the approved 262 detached, single-family residences with 76 detached, single-family homes, 138 duplex units, a public park, a tennis club, and a church. The church would have a related church school and maintain the existing cemetery (Attachment No. 5). The restaurant would be phased out as previously proposed. Part of the restaurant site is required for the right-of-way for Carmel Valley Road when it is widened to accommodate a four-lane roadway on an interim basis and ultimately, a freeway. The portion of the restaurant site remaining after road widening would be developed with 12 of the proposed 138 duplex units.

The three-acre public park is proposed to supplement usable acreage that will be lost to graded slopes in the public park now being developed in the western portion of Neighborhood 5. As the park in the western portion of the Neighborhood is being developed, it has been observed that, due to topographic constraints, the park will fall short of Community Plan and General Plan standards for containing five usable acres. The applicant for this amendment proposes to work with the community in placing that usable acreage lost to graded slopes within a park in the eastern portion of the neighborhood. The land area for the new three-acre park will be donated by the applicant. The park would be developed through the community-wide facilities benefit assessment.

EAST PORTION NEIGHBORHOOD 5 LAND USE

	<u>Adopted</u>	<u>Proposed</u>
Single-family Residential	262 units	76 units
Duplex	0	138 units
Tennis Club	0	9.10 acres
Church	0	9.25 acres
Cemetery	0	1.65 acres
Park	0	3.00 acres

The original 1975 Community Plan for North City West proposed 940 dwelling units for all of Neighborhood 5. Through the adoption of the precise plan for 1982, and a subsequent amendment in 1984, the number of dwelling units was increased to 1,015. The proposed precise plan amendment proposes a

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total of 897 dwelling units for all of Neighborhood 5. This represents a reduction of 70 dwelling units that were not built in the western portion of Neighborhood 5 because of a change in dwelling unit type and a reduction of 48 units in the eastern portion due to the added church, tennis club and park.

NEIGHBORHOOD 5 DWELLING UNIT ANALYSIS

Unit Type	1975 Community Plan	Existing Precise Plan	Proposed Precise Plan
Single Family	--	598	663
Duplex	--	426	234
Total	940	1,015	897

The North City West Community Planning Board has recommended that a deed restriction be placed on the tennis club site, limiting any future use of that area to community recreational use. The applicant has agreed to do this.

The Planning Department recommends approval of the requested land use changes to Neighborhood 5. The park and tennis club provide additional recreational benefits to the community. An additional dwelling unit type is provided, and there is a reduction in the overall number of dwelling units in the neighborhood.

Neighborhood 6

Neighborhood 6 is the westernmost neighborhood within the precise plan area. Neighborhood 6 is approved for development with 1,782 multi-family residential units, 53 acres of industrial/office development, a neighborhood shopping center and a visitor commercial center (Attachment No. 6).

Neighborhood 6 is partially developed with 1,164 of the 1,782 authorized multi-family units and one office building in the industrial/office complex. All other properties in the neighborhood are vacant.

Changes proposed to Neighborhood 6 include redesign of the internal circulation system, redesignation of retail and visitor commercial acreage, and the addition of two renaissance parks (Attachment No. 7). A renaissance park is a mini park maintained through an assessment district.

Currently, Carmel View Road extends east from El Camino Real, serving the planned employment, retail and visitor commercial centers. The roadway then turns north, serving the residential areas of Neighborhood 6. The street system is roughly circular (Attachment No. 8).

The amendment would extend Carmel View Road East, separating the planned visitor commercial site from the retail site. The new street extension would intersect with Carmel Creek Road at a point opposite a planned freeway on/off ramp. A traffic light system would regulate traffic flow at

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the new intersection. The entire length of the street, approximately 2,000 feet from El Camino Real to Carmel Creek Road, would be renamed Carmel Cove Road.

A "T" intersection would result from the connection of the new east-west extension and the old north-south alignment of Carmel View Road. As a result of this intersection, a 0.5-acre, triangular-shaped parcel would be created. It is proposed that this parcel be developed as a renaissance park, with the land purchased and developed through the Facilities Benefit Assessment Plan (FBA) for the community and maintained by the community open space and lighting maintenance district.

The alteration of the street alignment would result in the readjustment of designated acreages allocated to the visitor and retail commercial centers. Visitor commercial acreage would decrease from 14.7 to 9.5 acres, and retail commercial would increase from 9.2 to 13.1 acres. The visitor commercial acreage at the southeast corner of the neighborhood would be further reduced by transferring 5.5 acres to the northeast corner of El Camino Real and Carmel Valley Road, forming a second visitor commercial area within the neighborhood.

A 2.87-acre parcel situated at the southwest corner of Carmel Creek Road and Carmel View Road would be redesignated from multi-family residential to renaissance park. This park area would also be purchased and developed through the North City West FBA and maintained through the lighting and open space maintenance district.

The Planning Department recommends approval of the proposed land use changes to Neighborhood 6. The realigned roadway should improve the separation of residential and commercial/office traffic in the area and provide a more convenient link with the planned freeway interchange.

The division of the visitor commercial acreage into two locations would serve to compliment other planned visitor commercial acreage in the Neighborhood 2 area at the west end of the neighborhood, while still allowing some visitor commercial interaction with the retail center at the east end of the neighborhood.

Planned District Ordinance Amendment

The applicant proposes to amend the Planned District Ordinance for North City West to change the zoning of the affected plan areas to match the amended land use plan (Attachment Nos. 9 and 10). In Neighborhood 5, the proposed duplex area is to be rezoned from the SF-2 Residential Zone to the SF-3 Residential Zone to accommodate smaller 3,000-square-foot lots. The tennis club and church/cemetery sites would be rezoned from SF-2 Residential Zone to Special Use (SP). The park site would be rezoned OS (Open Space).

In Neighborhood 6, the NC-Neighborhood Commercial Zone would be revised to reflect the new boundaries of the planned neighborhood commercial center and the two proposed visitor/commercial centers would be rezoned Visitor Commercial (VC), from their present Neighborhood Commercial (NC) and

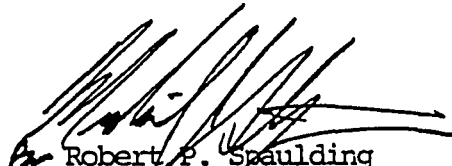
Employment Center (EC) zoning. The EC zoning replaced by the visitor/commercial center at the northeast corner of Carmel Valley Road and Carmel Creek Road would be relocated further to the east where the original visitor/commercial center was reduced in size.

The Planning Department recommends approval of the proposed Planned District rezoning.

CONCLUSIONS

The Planning Department recommends approval of the requested land use and zoning changes to Neighborhoods 5 and 6. The changes are consistent with the principles and objectives of the North City West Community Plan and would be compatible with surrounding land use. The realignment of Carmel View Road creates improved access to the commercial and residential properties planned in Neighborhood 6 and should serve to further separate residential and commercial vehicular traffic in the area.

The land use changes in Neighborhood 5 would provide additional recreational acreage to serve the entire community.

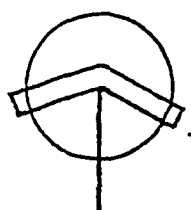
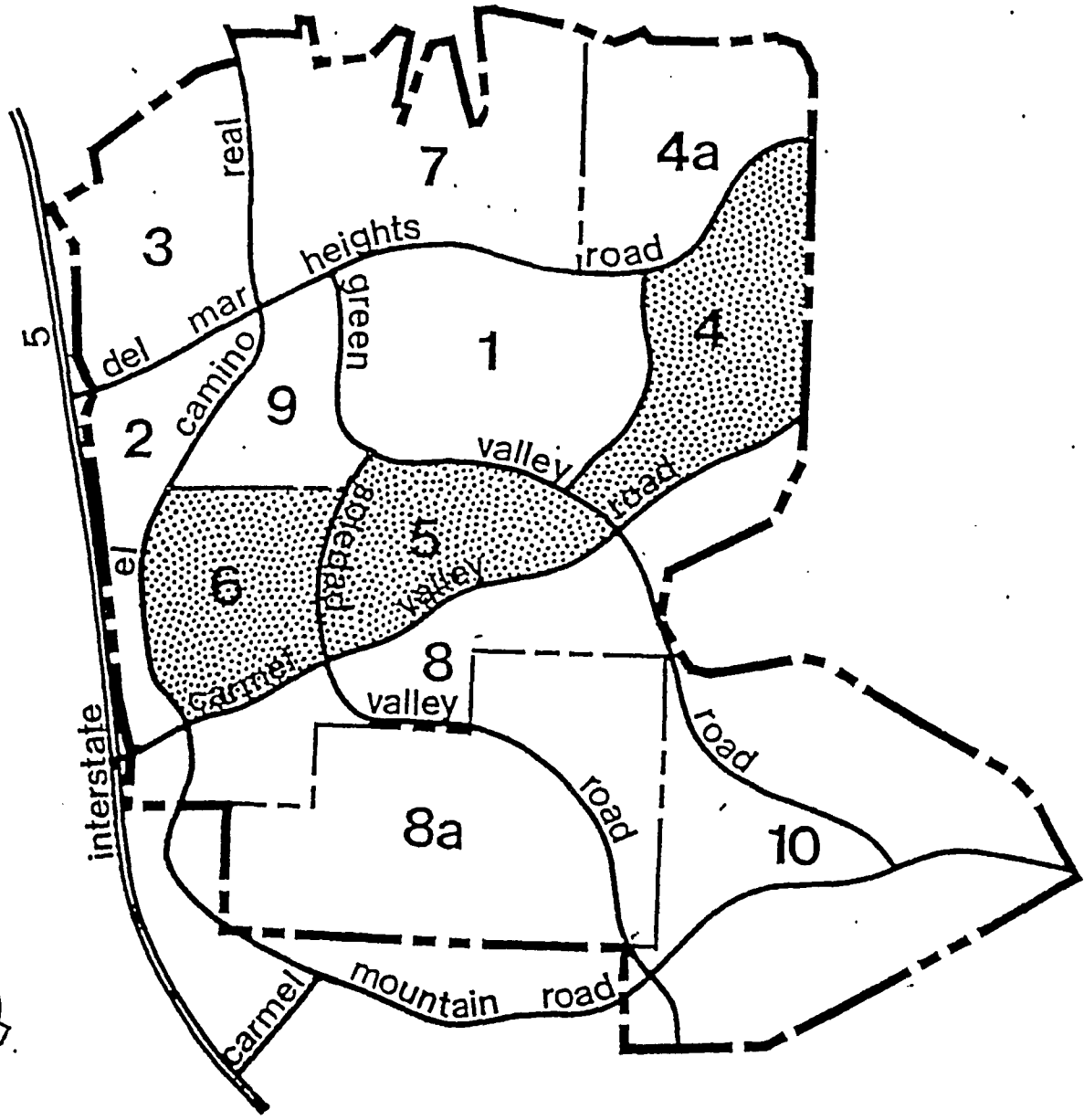

Robert P. Spaulding
Planning Director

OSLER: (236-6650):csn

ATTACHMENTS:

1. Area Map
2. Conditions Recommended by the Community Planning Board
3. Adopted Land Use Plan, Neighborhood 4
4. Adopted Land Use Plan, Neighborhood 5
5. Proposed Land Use Plan, Neighborhood 5
6. Adopted Land Use Plan, Neighborhood 6
7. Proposed Land Use Plan, Neighborhood 6
8. Carmel View Road Realignment/Renaissance Parks
9. Proposed Zoning Change, Neighborhood 5
10. Proposed Zoning Change, Neighborhood 6
11. Planning Commission Resolution Recommending Approval

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SCALE: 1"=3,000'

NEIGHBORHOOD UNITS
ATTACHMENT 1

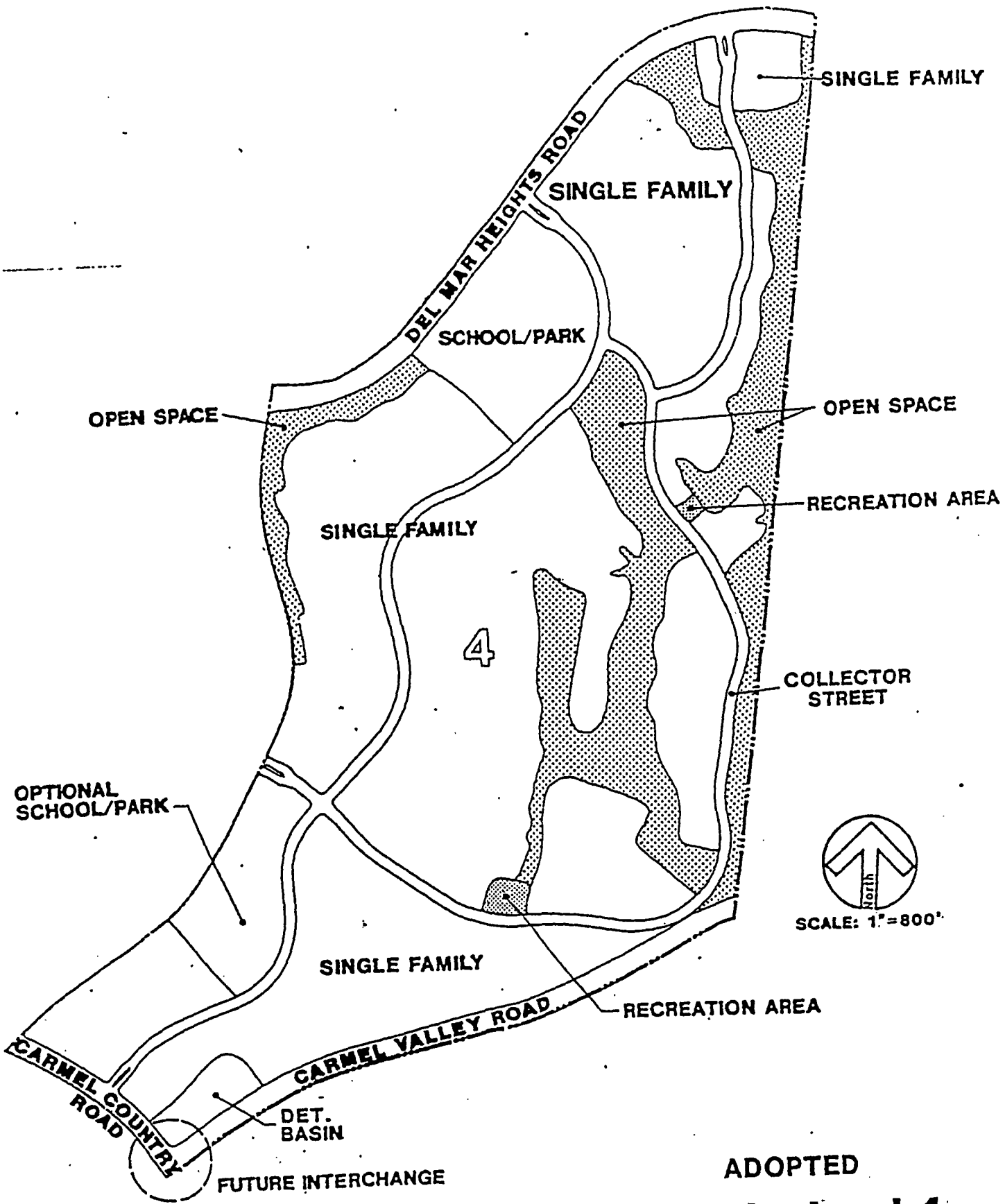
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NORTH CITY WEST COMMUNITY PLAN BOARD RECOMMENDED
CONDITIONS FOR AMENDING NEIGHBORHOOD 5

1. This project is not to set a precedent for allowing higher density projects along the freeway in other neighborhoods, especially Neighborhood 4.
2. There would have to be an Institutional Zone Placed_on_the_church site.
3. A deed restriction would have to be placed on the area proposed for the tennis facility, limiting any future use of that area to community recreational use.
4. The tennis facility would have to provide an after-school program for the children of the community at either no cost or a reduced cost.
5. The tennis facility would also have to offer a reduced fee or membership program to residents of the community.

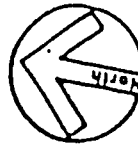
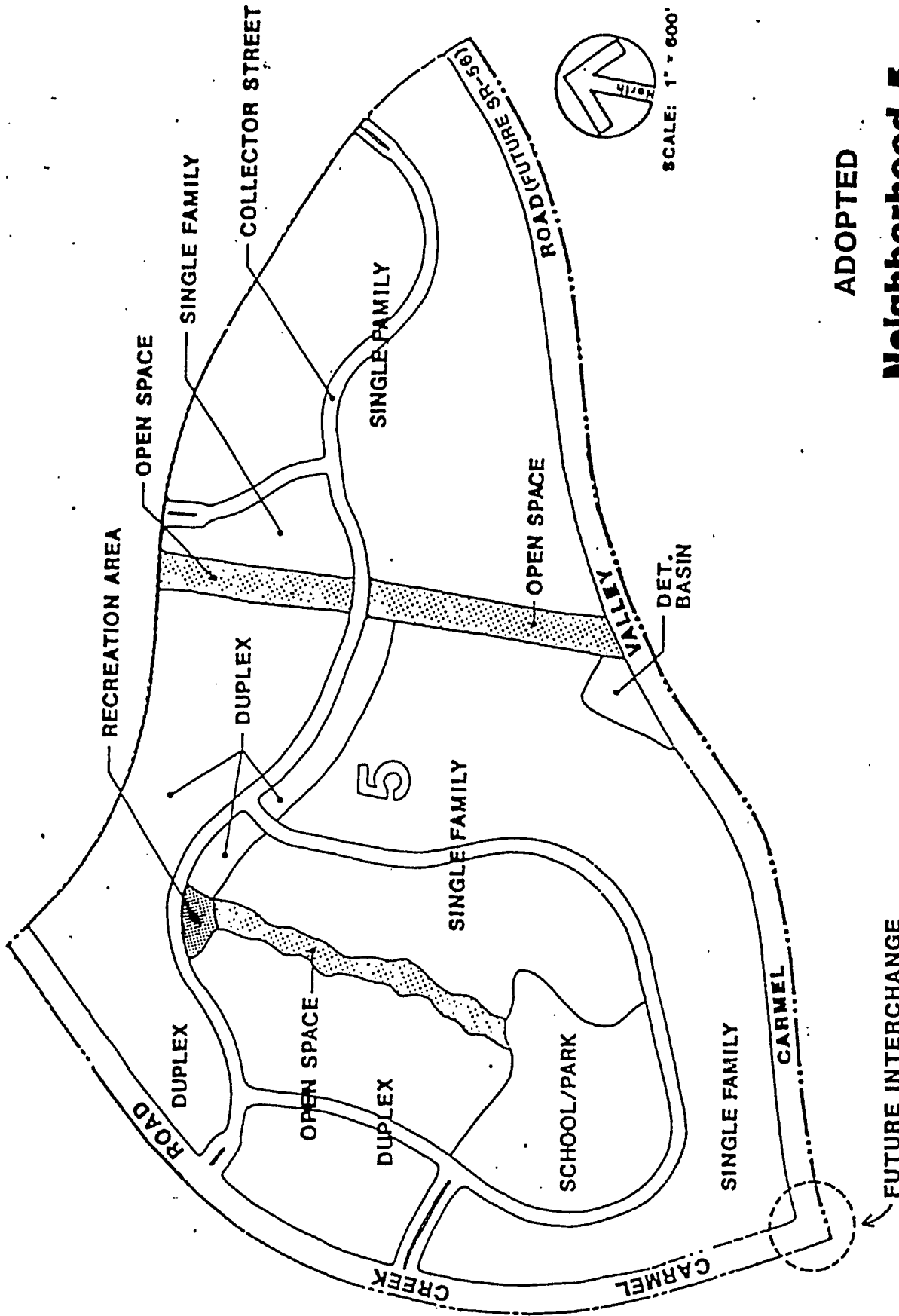
PLANNING BOARD RECOMMENDATIONS
ATTACHMENT NO. 2

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ADOPTED
Neighborhood 4
Land Use Plan

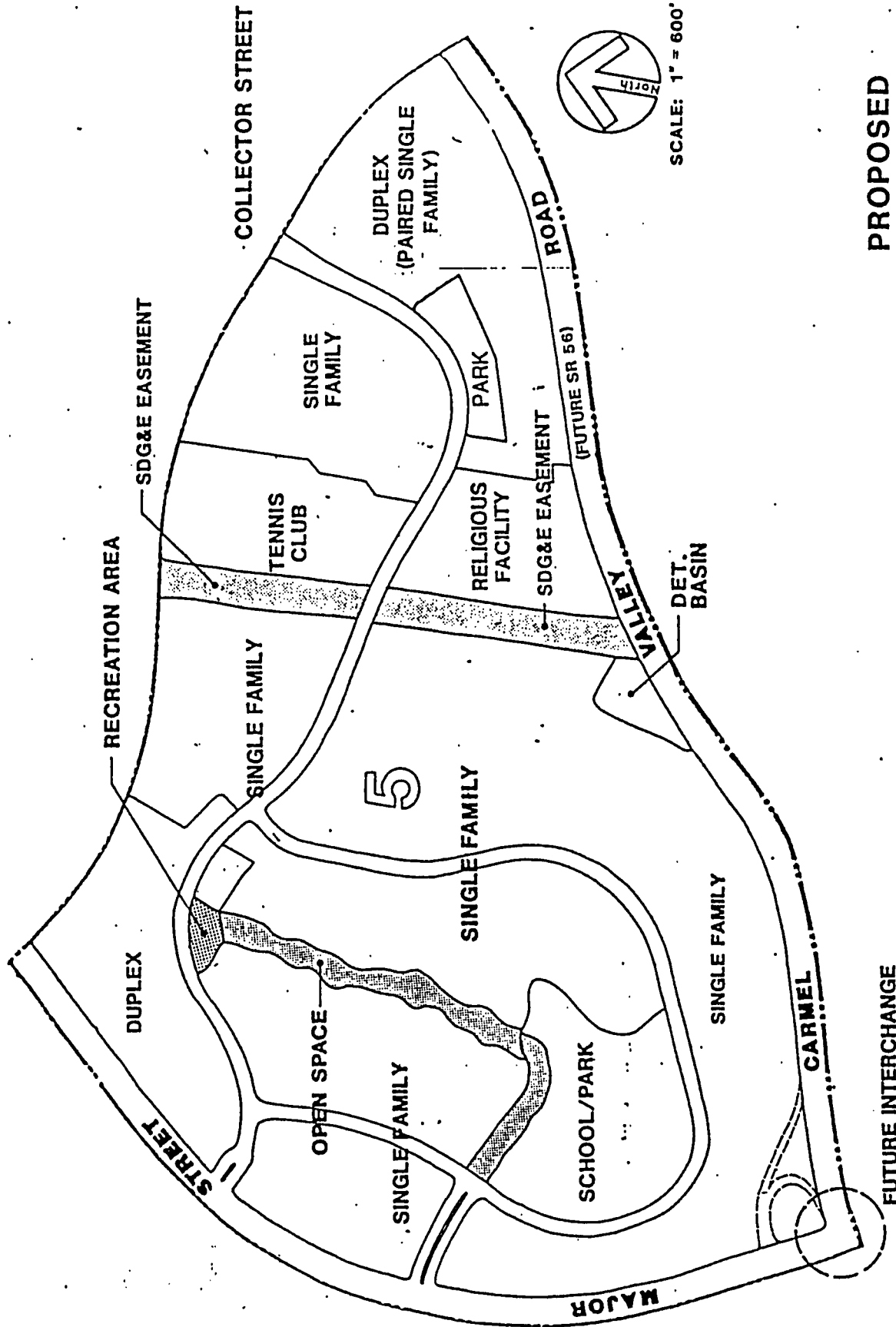
ATTACHMENT 3 R-274097
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SCALE: 1" = 600'

ADOPTED
Neighborhood 5
Land Use Plan

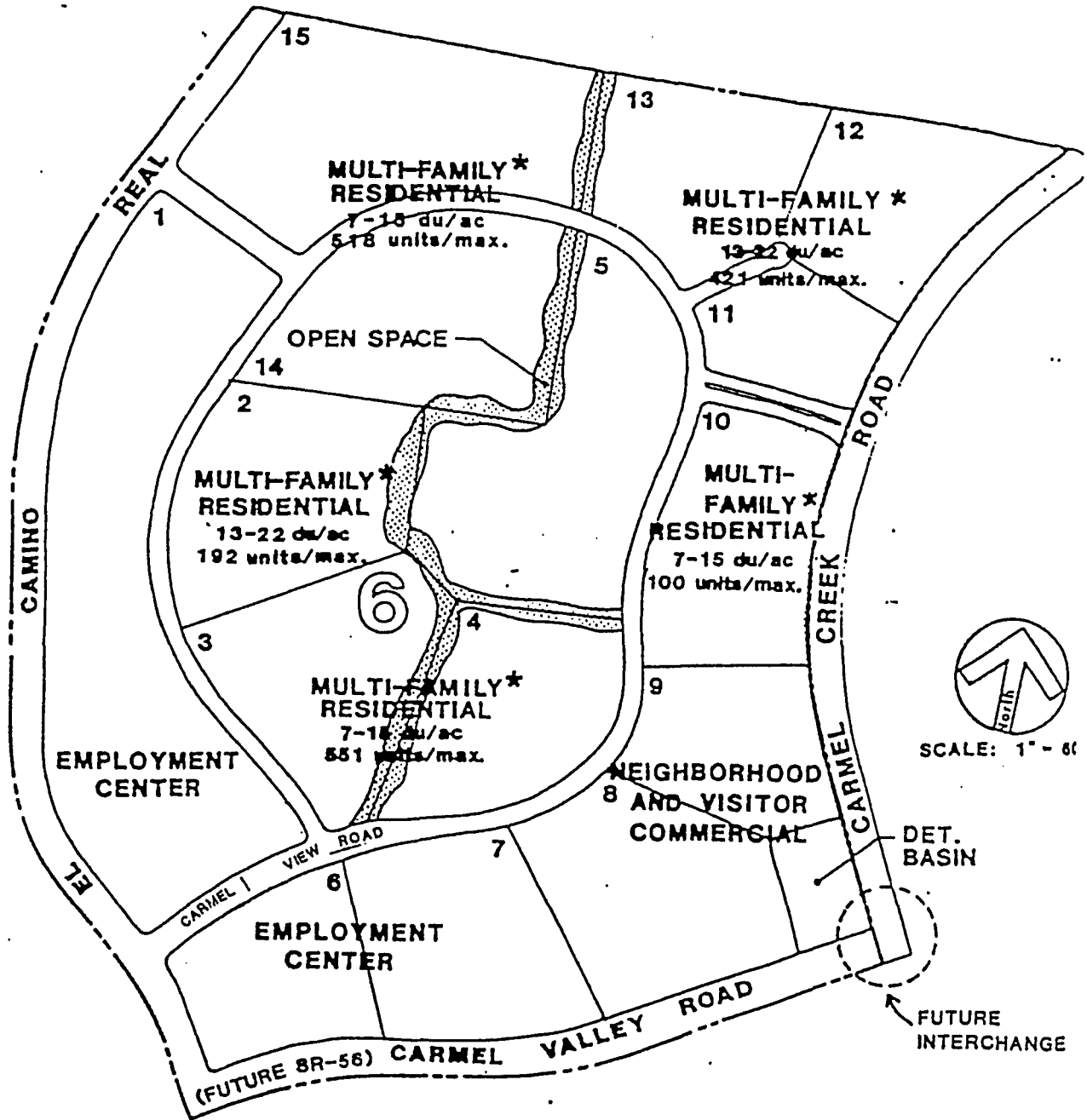
FUTURE INTERCHANGE



**PROPOSED
Neighborhood 5
Land Use Plan**

ATTACHMENT 5

R-274097



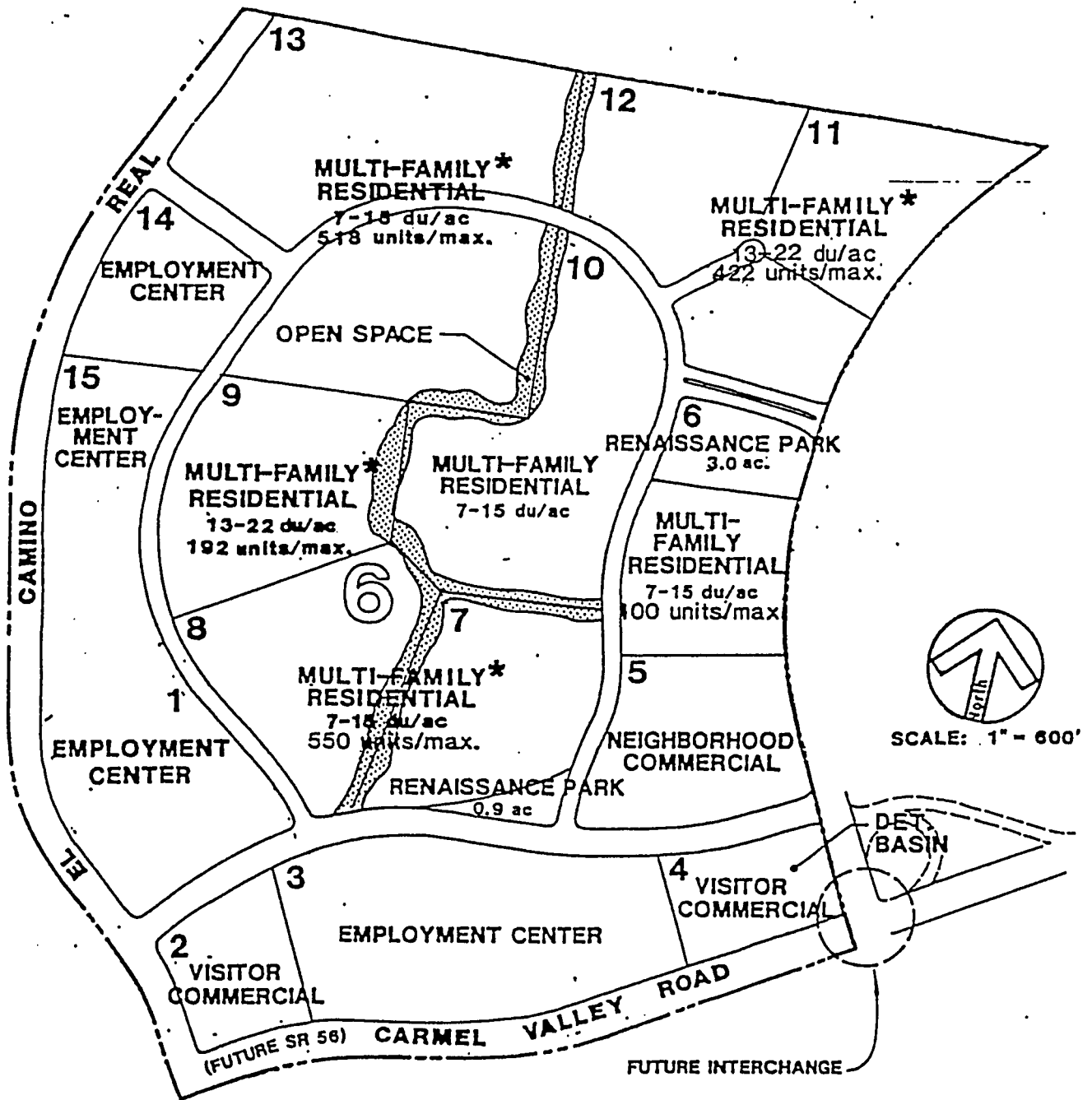
* NOTE: Each planned residential development must provide 1800 sq. ft. of open space per dwelling unit and may contain a private recreation facility. (900 sq. ft. of open space per dwelling unit in lots 2, 11, 12, and 13)

ADOPTED
**Neighborhood 6
 Land Use Plan**

ATTACHMENT 6

1537

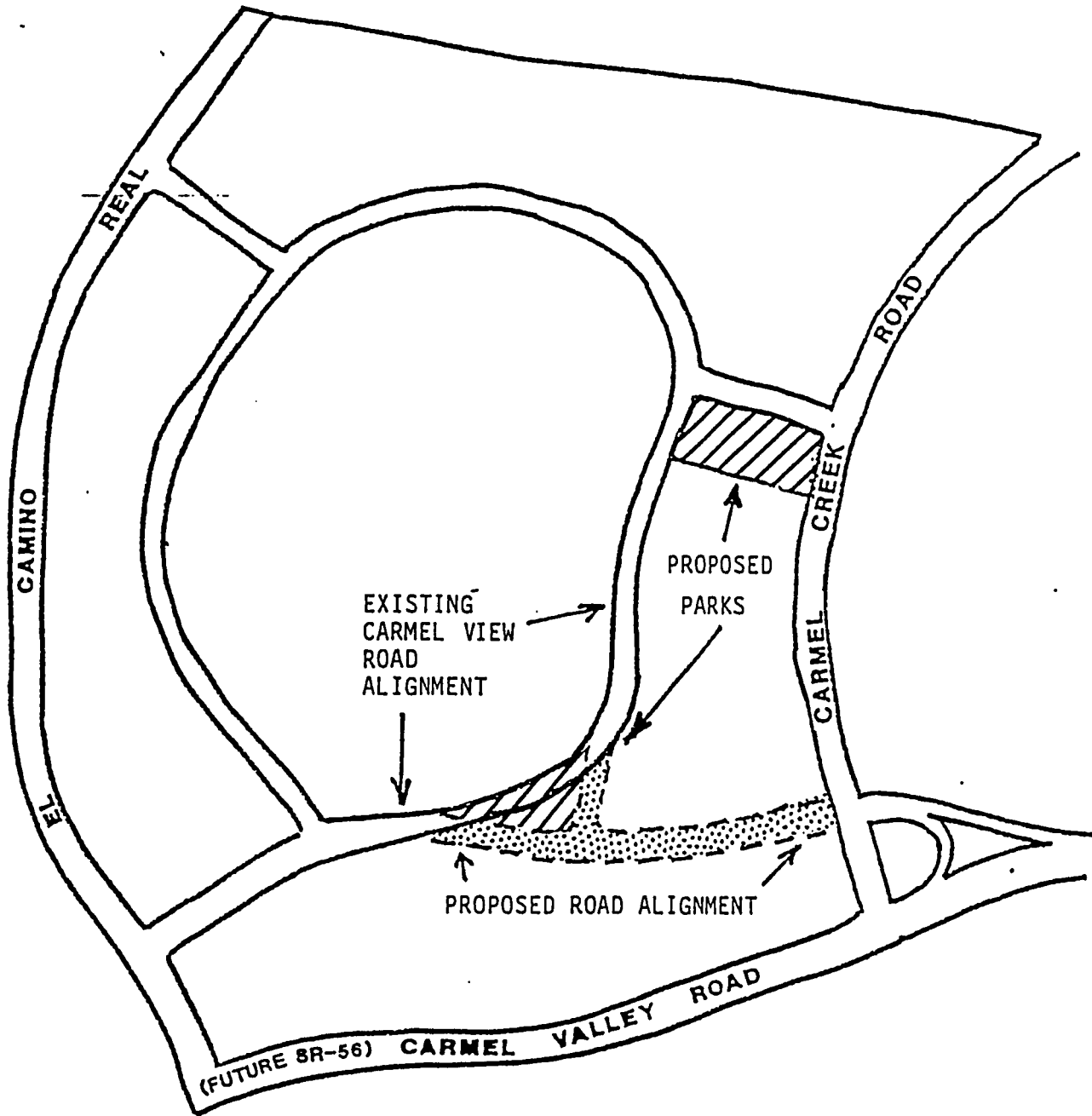
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* NOTE: each NCW Development Plan must provide 1800 sq.ft. of open space per dwelling unit and may contain a private recreation facility (900 sq. ft. of open space per dwelling unit in lots 9, 11, 12)

PROPOSED
Neighborhood 6
Land Use Plan

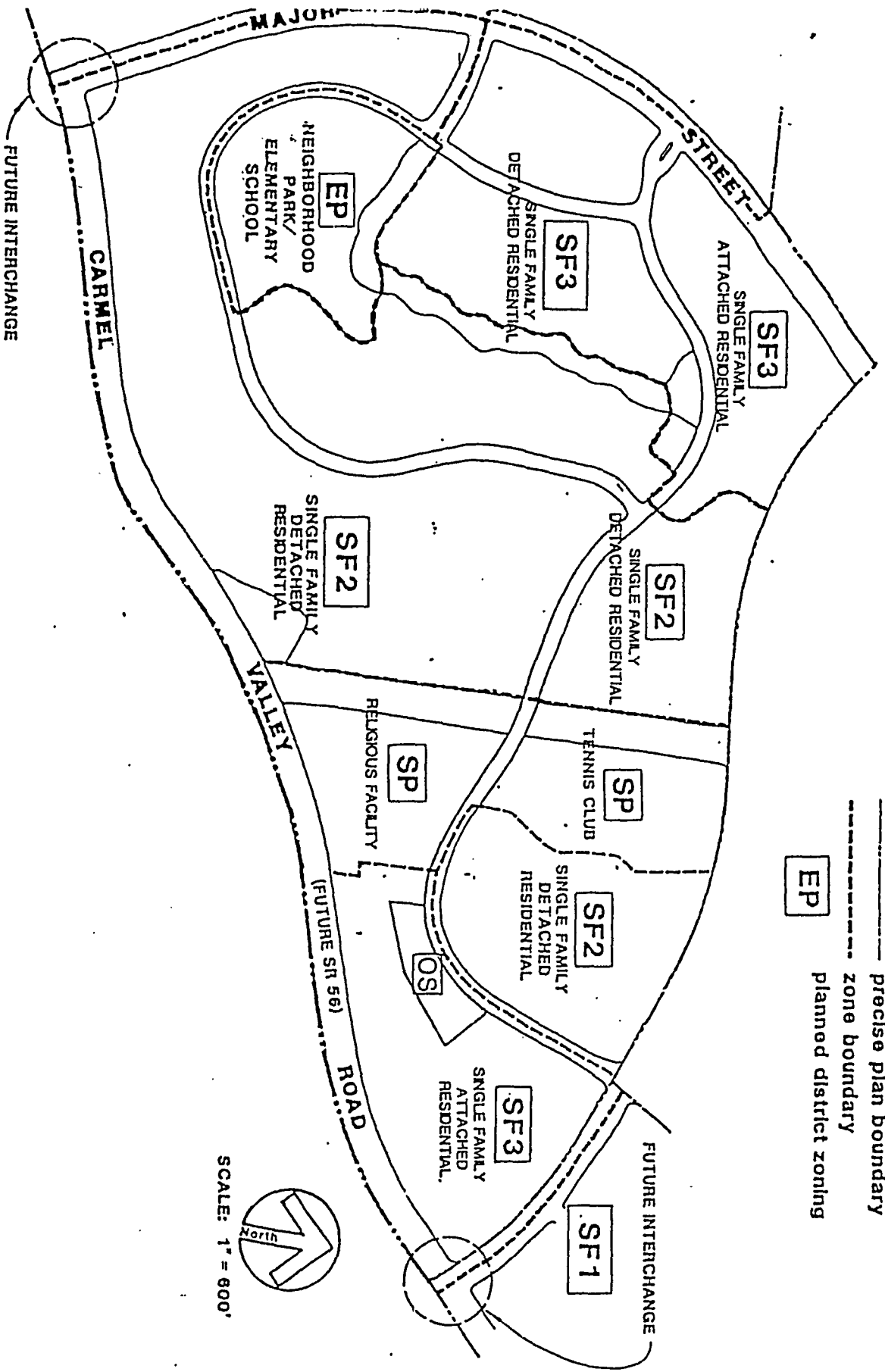
ATTACHMENT 7R-274097



CARMEL VIEW ROAD ALIGNMENT/
RENAISSANCE PARKS

ATTACHMENT 8

R-274037



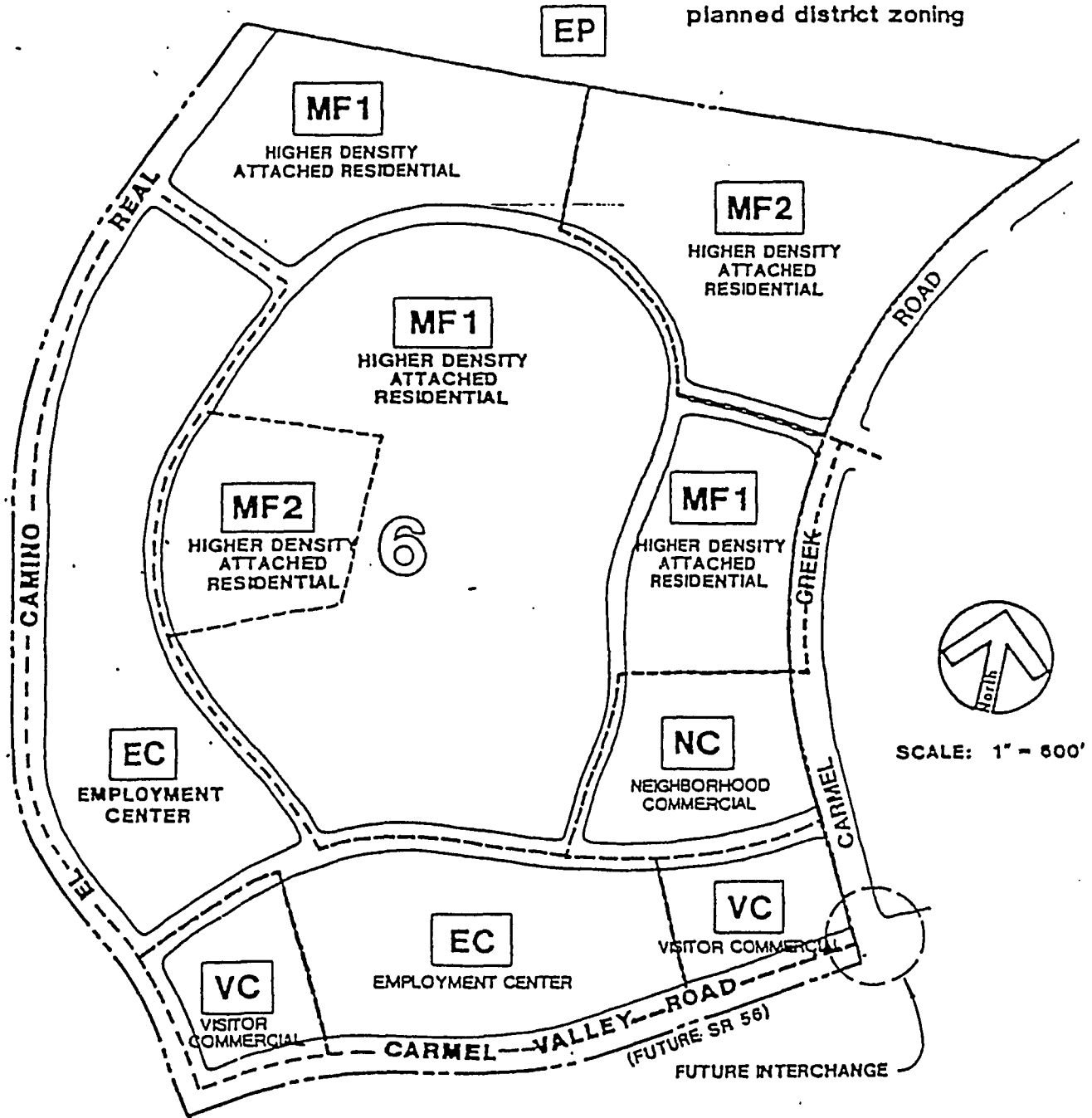
————— precise plan boundary
 - - - - - zone boundary
 [EP] planned district zoning

North
 SCALE: 1" = 800'

Proposed Zoning Neighborhood 5

ATTACHMENT 9R-274097

- precise plan boundary
- zone boundary
- planned district zoning



SCALE: 1" = 500'

Proposed Zoning Neighborhood 6

ATTACHMENT 10

R-274097

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PLANNING COMMISSION RESOLUTION NO. 0118

RECOMMENDING APPROVAL OF THE
NORTH CITY WEST NEIGHBORHOOD 4, 5 AND 6 PLAN AMENDMENT TO THE
CITY COUNCIL

WHEREAS, on November 12, 1987, the Planning Commission of The City of San Diego held a public hearing for the purpose of considering an amendment to the North City West Community Plan, the Neighborhood 4, 5 and 6 Precise Plan and the Planned District Ordinance to the North City West Community; and

WHEREAS, The Baldwin Company, a California Corporation, requested the amendments for the purposes of changing the housing mix and adding a tennis club, church and public park site to Neighborhood 5; revising the alignment of Carmel View Road, redesignation of retail and visitor commercial acreage and the addition of park acreage to Neighborhood 6; and rezoning the amended properties. The project area is located on the north side of Carmel Valley Road, between El Camino Real and the easterly boundary to North City West; and

WHEREAS, the Planning Commission finds the proposed amendments to be consistent with the goals and concepts of the General Plan, Community Plan and Neighborhood 4, 5 and 6 Precise Plan and with the intent of the Planned District Ordinance for North City West; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for The City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of The City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in The City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission that it hereby approves and recommends to the City Council for adoption the amendment to the North City West Community Plan and the Development Unit 4, 5 and 6 Precise Plan to become effective with the effective date of the concurrent Planned District Ordinance amendment.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves and recommends to the City Council for adoption an amendment to the Progress Guide and General Plan for The City of San Diego to incorporate the above amended plan.



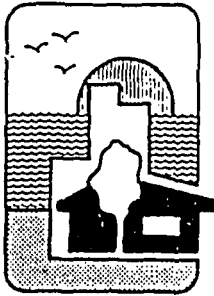
Nick Osler
Senior Planner



Janet MacFarlane, Secretary to the
Planning Commission

Adopted: November 12, 1987
By a Vote of: 6-0

PLANNING COMMISSION, RESOLUTION
ATTACHMENT 11 **274097**



CITY PLANNING DEPARTMENT

REPORT

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CITY CLERK'S OFFICE
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To The Honorable Mayor and City Council • City of San Diego

DATE ISSUED: January 17, 1989

REPORT NO. 88-430

ATTENTION: City Council, Agenda of January 24, 1989.

SUBJECT: NORTH CITY WEST PLANNED DISTRICT ORDINANCE AMENDMENT TO ADD HEALTH CLUBS TO THE USES PERMITTED ON LOTS 1 AND 3 NEIGHBORHOOD 6 IN THE (EC) ZONE EMPLOYMENT CENTER CASE NO. 7366.

OWNER/
APPLICANT: The Baldwin Company.

SUMMARY:

Issues -

1. Is the addition of Health Clubs to the uses permitted in the EC Zone in the North City West Planned District consistent with the objectives of the Progress Guide and General Plan, the North City West Community Plan, the and the Precise Plan for Neighborhoods?
2. Will sufficient parking spaces be available for the use?

Community Planning Group Recommendation - This amendment was considered by the North City West Community Planning Board on August 9, 1988, where it was approved by a vote of 9-0.

Planning Commission Recommendation - The Planning Commission reviewed this item at their meeting of September 15, 1988 and recommended that the City Council approve the proposal and certify the Draft Negative Declaration by a 5-0 vote.

Fiscal Impact - None.

Environmental Impact - The Environmental Quality Division has reviewed the development plan and has determined that the project would have no significant impacts (as stated in Negative Declaration NO. 88-0430).

BACKGROUND:

The Planned District Ordinance contains the zoning and development regulations for the North City West community. The Employment Center was conceived as a business park of the highest quality, with light industrial, office and limited commercial uses. Under the commercial category, restaurants and travel agencies not exceeding 25 percent of the total floor area are allowed on six specified lots.

Employment center zoning covers 181 acres of the west-central portion of the North City West community. El Camino Real serves as the major access road through the Employment Center.

The North City West Planned District Ordinance was adopted by Council Ordinance in 1979. Amendments to the Planned District Ordinance must be approved by the City Council, following recommendation by the Planning Commission.

ANALYSIS:

Total Site Area:

<u>Lot Areas</u>	<u>Building Area</u>	<u>Parking Spaces</u>
Lot 1 = 5.4 acres	300,000 square feet	1,045
Lot 3 = 5.8 acres	Vacant	Vacant

Project Summary

The application proposes to add Health Clubs to the uses permitted by the EC Zone on only Lots 1 and 3 of Neighborhood 6. Pro-shop, juice bar, shower, sauna, steam room facilities are to be included as accessory uses. The application also proposes that Health Clubs be restricted to five percent of the combined gross floor area of all other uses permitted on the lot; have no exterior signage; and be accessed only through a building lobby which provides access to other office uses. Hours of operation will be limited to between 7:00 a.m. and 10:00 p.m.

Lot 1 is partially developed with an office building. The approved development permit for Lot 1 authorizes a total of 300,000 square feet of office development. The proposed five percent floor area limitation would restrict a Health Club to not more than 15,000 square feet on this lot. Lot 3 is vacant and has yet to receive development approval.

It is intended that the Health Club use will be an ancillary service for the other uses in the EC Zone and not an independent use in a free standing building which would cater to the community as a whole. This is reinforced by the proposed restrictions on size, signage and access to the facility.

The Health Club would be attended primarily by persons from the surrounding offices during the day. These patrons would already be and would arrive at the facility on foot and thus not require any additional parking spaces. Early morning and evening use of the Health Club is anticipated from the community at large and by EC Zone office workers going to and from work. On site parking needs should be accommodated by parking spaces which have been vacated by workers in the evening or early in the morning by spaces not yet occupied by office workers.

In addition to the joint use of parking spaces outlined above, surplus parking will also be available on Lot 1, as follows:

Existing Building

Area = 300,000 square feet
 Parking Provided = 1,045 spaces
 Parking Required for Office Use = 1,000 spaces

Proposed with Health Club

At five percent of 300,000 = 15,000-square-foot Health Club
 300,000 - 15,000 = 285,000-square-foot offices

Parking

Health Club, 15,000 ÷ 250 = 60
 Office, 285,000 ÷ 300 = 950
1,010 spaces required

1,045 spaces provided (35-space surplus will exist in addition to spaces already provided for the club).

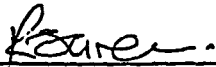
Lot 3 is currently undeveloped but since it has identical zoning and is a similar size to Lot 1 the Planning Division anticipates that an identical shared parking/parking surplus situation will occur.

The location of the Health Club on the same site as the offices should also result in an incremental reduction in vehicle trips to and from the site at peak hours as patrons arrive early, and stay late to use the Health Club.

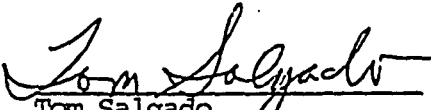
Department Recommendation -

1. RECOMMEND to the City Council APPROVAL of the addition of Health Clubs as an ancillary use to the Employment Center (EC) section of the North City West Planned District Ordinance.

2. CERTIFY Negative Declaration No. 88-0430.



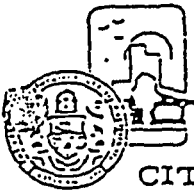
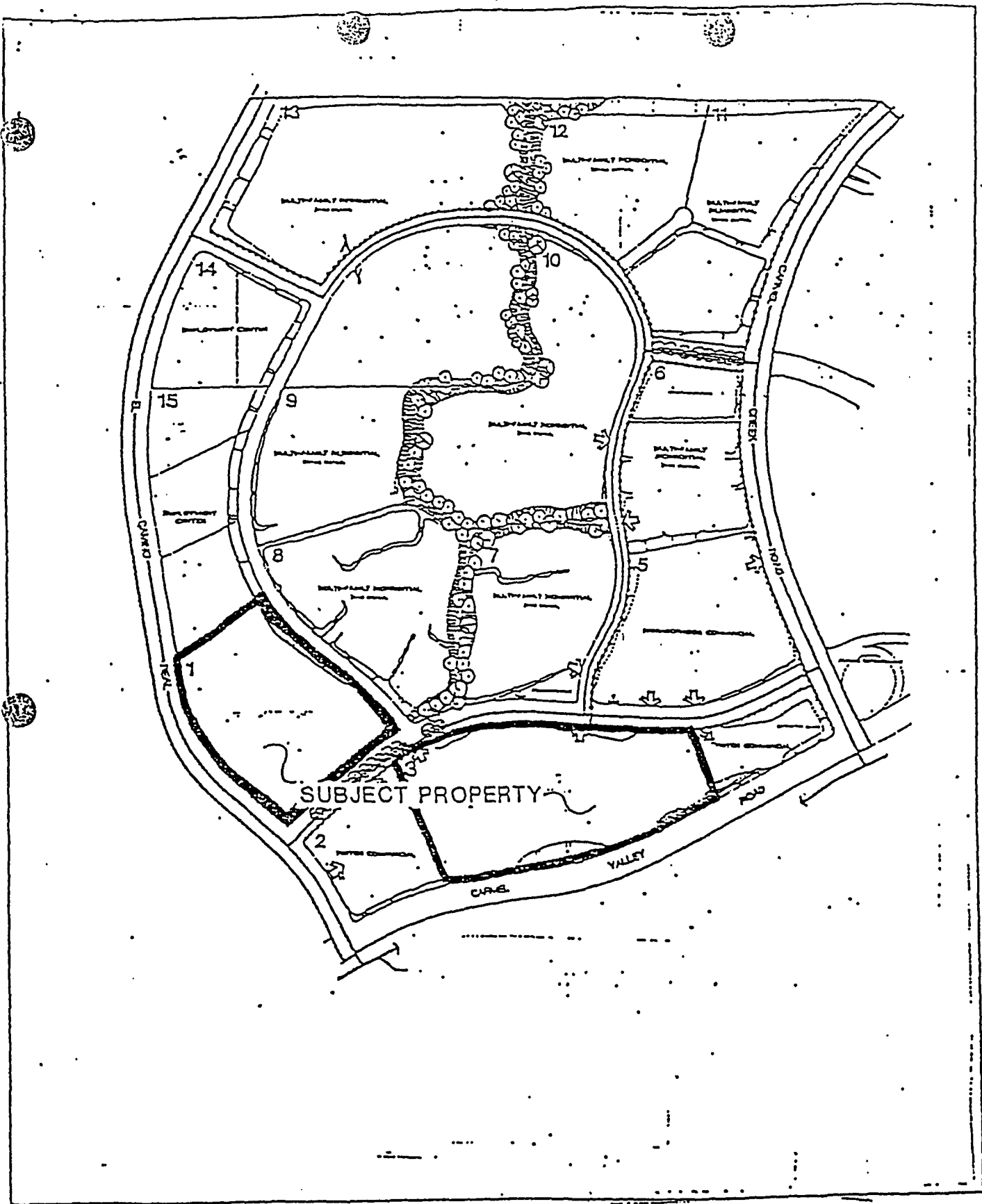
Robert Green
Senior Planner
(236-6153)



Tom Salgado
Acting Deputy Director

LO:RG:ms

- Attachments:
1. Project Location Map
 2. Draft Ordinance
 3. Draft Resolution



PROPOSED
REVISION TO ARTICLE 3, DIVISION 6
NORTH CITY WEST PLANNED DISTRICT

Sec. 103.0600 through 103.0610 - (No change)

Sec. 103.0611 Employment Center (EC) - No change)

A. Permitted Uses

2. (No change)

New Item:

3. On lots 1 and 3 only, as shown in the Neighborhood 6 Precise Plan, the following businesses and services are permitted providing the combined gross floor area of all such uses shall not exceed 5 percent of the combined gross floor area of all other uses permitted on the lot.

A. Executive Health Clubs with accessory pro. shop, juice bar, shower, sauna and steam room facilities, subject to prohibitions of freestanding health club buildings and outdoor signage; limitation of hours of operation from 7AM to 10PM; and requiring entry to the health club be through a building lobby providing access to other office uses within the structure.

Renumber Items 3-12 under Permitted Uses to Items 4-13."

B. Property Development Regulations - (No change)

Sec. 103.0612 through 103.0615 - (No change)

DRAFT ORDINANCE
ATTACHMENT 2

(R-89-1193)

RESOLUTION NUMBER R- _____

ADOPTED ON _____

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in ENVIRONMENTAL NEGATIVE DECLARATION EQD NO. 88-0564, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and has been reviewed and considered by this Council.

APPROVED: JOHN W. WITT, City Attorney.

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:tmv
12/09/88
Or.Dept:Plan.
R-89-1193
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CLERK'S FILE COPY

(0-89-117)

ORDINANCE NUMBER O- 17242 (NEW SERIES)

ADOPTED ON FEB 6 1989

LAIRD

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 103.0611 BY ADDING A NEW SUBSECTION 3. AND BY RENUMBERING SUBSECTIONS 3. THROUGH 13., RELATING TO THE ~~NORTHCITY WEST~~ PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 6, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.0611 by adding a new Subsection 3. and by renumbering Subsection 3. through 13., to read as follows:

SEC. 103.0611 EMPLOYMENT CENTER (EC)

Zoning regulations contained within Sec. 101.0435.1 - M-IP Zone (Manufacturing-Industrial Park) shall apply except that uses, maximum floor area ratio, coverage, height and minimum lot dimensions permitted in the Employment Center shall be as follows:

A. PERMITTED USES

No building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged; nor shall any lot or premises be used except for one or more of the following purposes:

- 1. [No change.]

2. [No change.]

3. Executive health clubs with accessory pro shop, juice bar, shower, sauna and steam room facilities, subject to prohibitions of freestanding health club buildings and outdoor signage; limitation of hours of operation from 7 a.m. to 10 p.m.; and requiring entry to the health club be through a building lobby providing access to other office uses within the structure. On Lots 1 and 3 only, as shown in the Neighborhood 6 Precise Plan, the following businesses and services are permitted providing the combined gross floor area of all such uses shall not exceed 5% of the combined gross floor area of all other uses permitted on the lot.

4. [No change.]

5. [No change.]

6. [No change.]

7. [No change.]

8. [No change.]

9. [No change.]

10. [No change.]

11. [No change.]

12. [No change.]

13. [No change.]

B. [No change.]

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

BY Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:tmv
12/07/88
Or.Dept:Plan.
O-89-117
Form=o.none

CITY PLANNING COMMISSION
RESOLUTION NO. 0301-PC

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on September 15, 1988, to consider the Amendment to the NORTH CITY WEST PLANNED DISTRICT ORDINANCE to add Health clubs to the uses permitted in the EC Zone on Lots 1 and 3 of Neighborhood 6;

WHEREAS, the Planned District was developed as a means of implementing the goals and objectives of the adopted NORTH CITY WEST; and

WHEREAS, the Planning Commission has reviewed the Proposed Amendment to the Planning District;

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends that the City Council approve this Amendment to the EC Zone of the NORTH CITY WEST PLANNED DISTRICT ORDINANCE, copies of which are on file in the office of the Planning Department.

Passed and adopted by the City of San Diego Planning Commission on September 15, 1988.

Janet MacFarlane
Janet MacFarlane
Secretary to the
Planning Commission

Robert Korzh
Robert Korzh
Senior Planner

ADOPTED: September 15, 1988
VOTE: 5-0

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CITY CLERK'S OFFICE
1988 DEC - 6 AM 8:05
SAN DIEGO, CALIF.

#1345

JUL 25 1989

Passed and adopted by the Council of The City of San Diego on....., by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution **R-274097** JUL 25 1989

Number Adopted

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SAN DIEGO, CALIF.

JUL 21 1989

COMMITTEE ON BUDGET AND FINANCE

APPROPRIATIONS

APPROPRIATION NO. 0000000000
GENERAL FUND
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GENERAL FUND
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JUL 21 1989